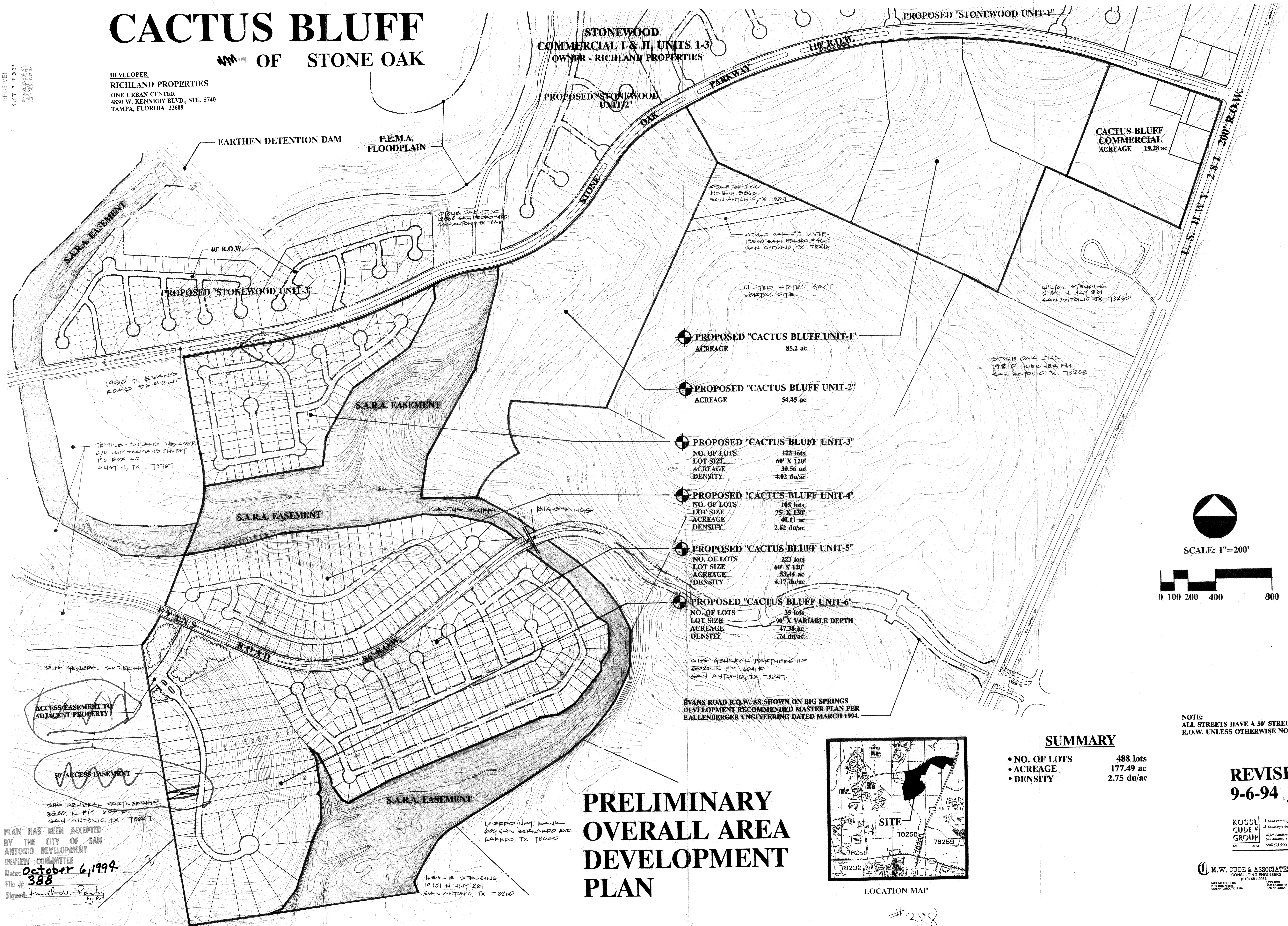
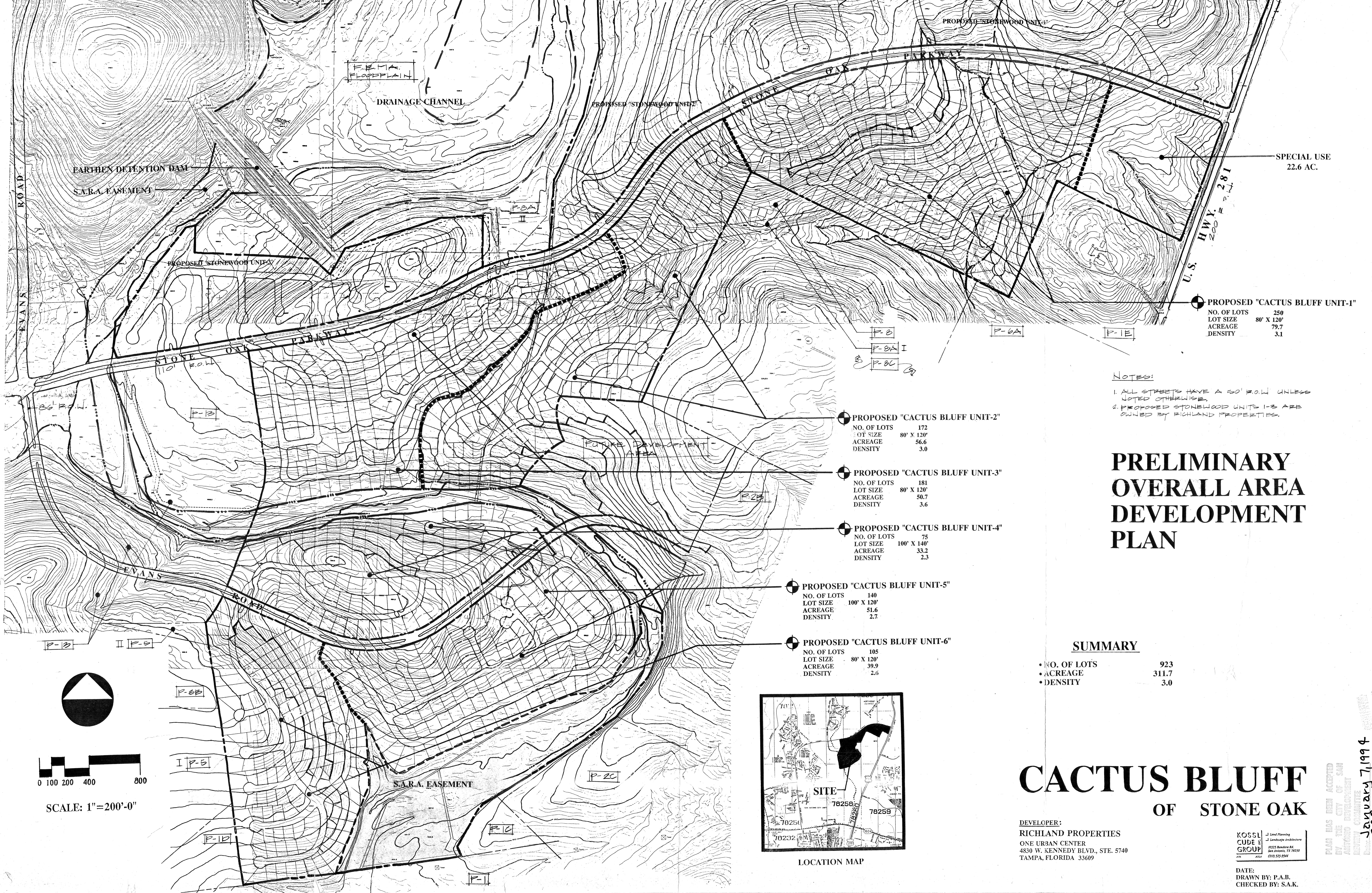


RECEIVED
9, SEP -7 PM 3:37
CITY OF PLANNING
AND DEVELOPMENT
DEPARTMENT

CACTUS BLUFF OF STONE OAK

DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609





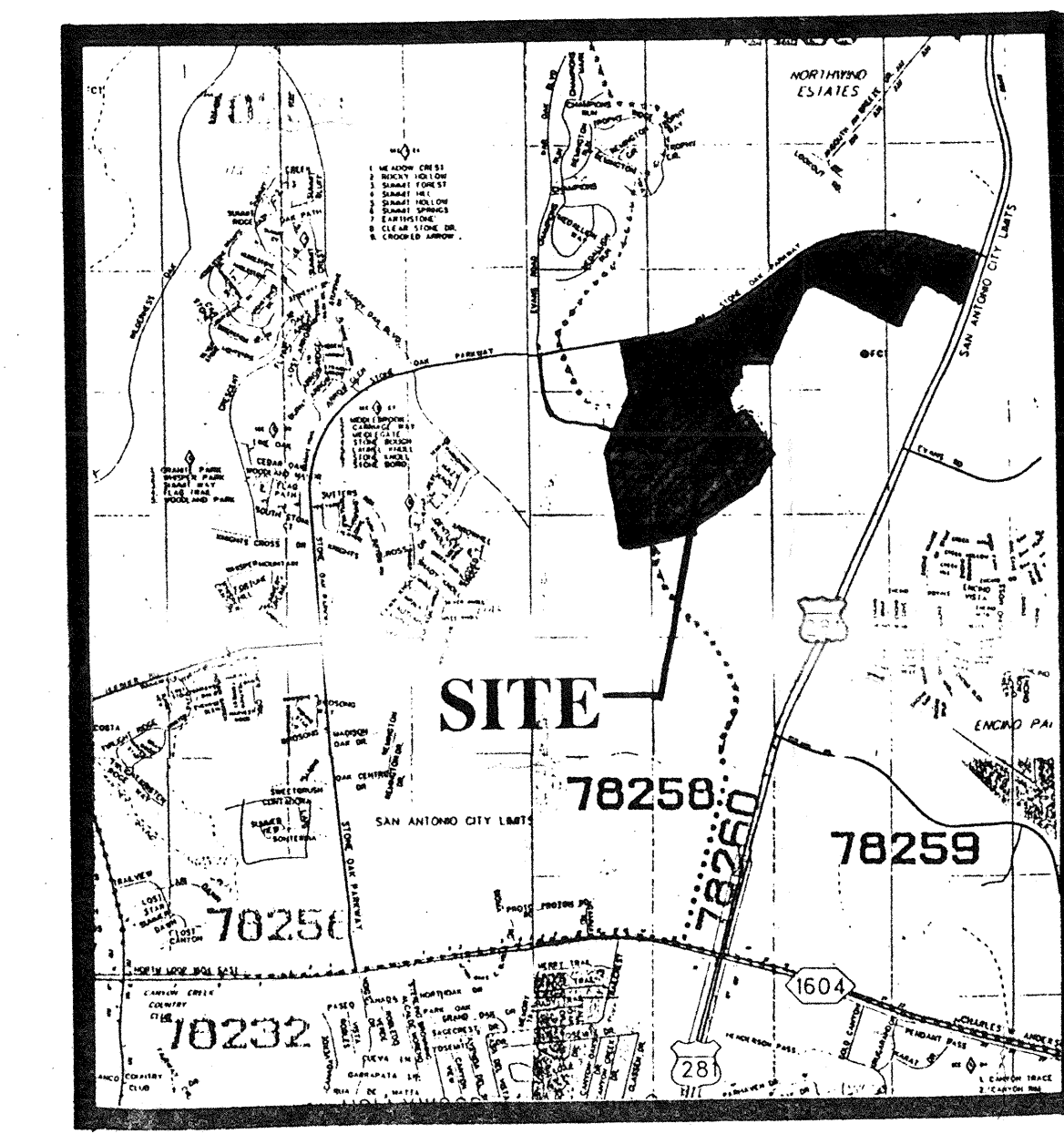
NOTES:
1. ALL STREETS HAVE A 50' R.O.W. UNLESS NOTED OTHERWISE.
2. PROPOSED STONEWOOD UNITS 1-3 ARE OWNED BY RICHLAND PROPERTIES.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

- PROPOSED "CACTUS BLUFF UNIT-2"
NO. OF LOTS 172
LOT SIZE 80' X 120'
ACREAGE 56.6
DENSITY 3.0
- PROPOSED "CACTUS BLUFF UNIT-3"
NO. OF LOTS 181
LOT SIZE 80' X 120'
ACREAGE 50.7
DENSITY 3.6
- PROPOSED "CACTUS BLUFF UNIT-4"
NO. OF LOTS 75
LOT SIZE 100' X 140'
ACREAGE 33.2
DENSITY 2.3
- PROPOSED "CACTUS BLUFF UNIT-5"
NO. OF LOTS 140
LOT SIZE 100' X 120'
ACREAGE 51.6
DENSITY 2.7
- PROPOSED "CACTUS BLUFF UNIT-6"
NO. OF LOTS 105
LOT SIZE 80' X 120'
ACREAGE 39.9
DENSITY 2.6

SUMMARY

• NO. OF LOTS	923
• ACREAGE	311.7
• DENSITY	3.0



LOCATION MAP

CACTUS BLUFF OF STONE OAK

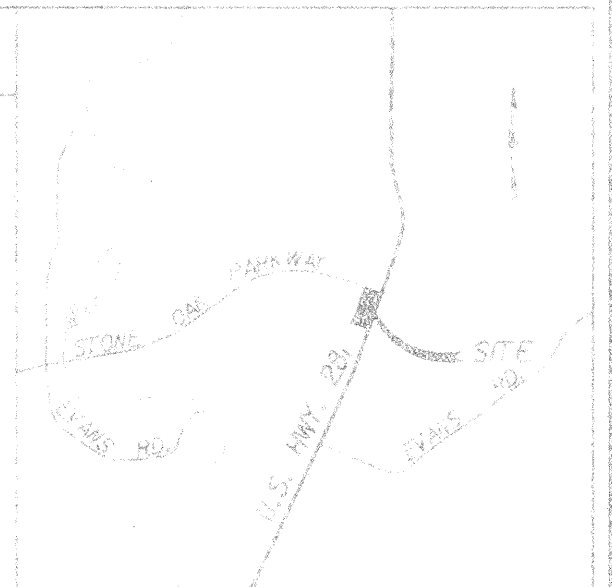
DEVELOPER:
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609

KOSSEL
CUDE &
GROUP
10355 Bandera Rd.
San Antonio, TX 78250
(210) 551-9544

DATE:
DRAWN BY: P.A.B.
CHECKED BY: S.A.K.

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
DEPARTMENT
JANUARY 7, 1994
388
Street Day

Plot No. 960041



LOCATION MAP

NOTES: SEE NOTE THE NUMBER OF WATERWAYS CROSSING THE PLAT AND THE LOCATION OF THE SUBDIVISION PLAT AND PLAT AS WELL AS THE SANITARY WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING COMMISSION.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

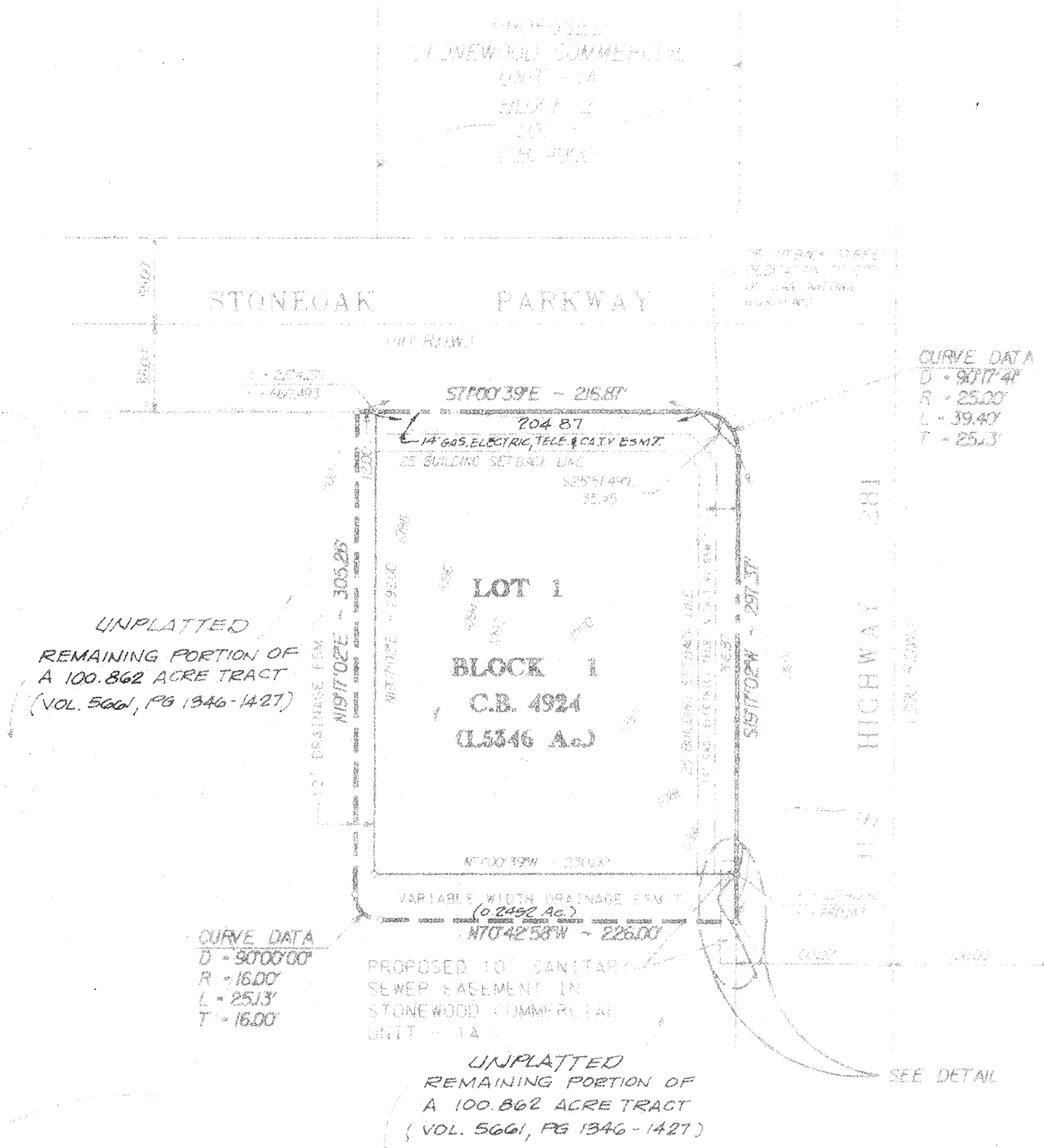
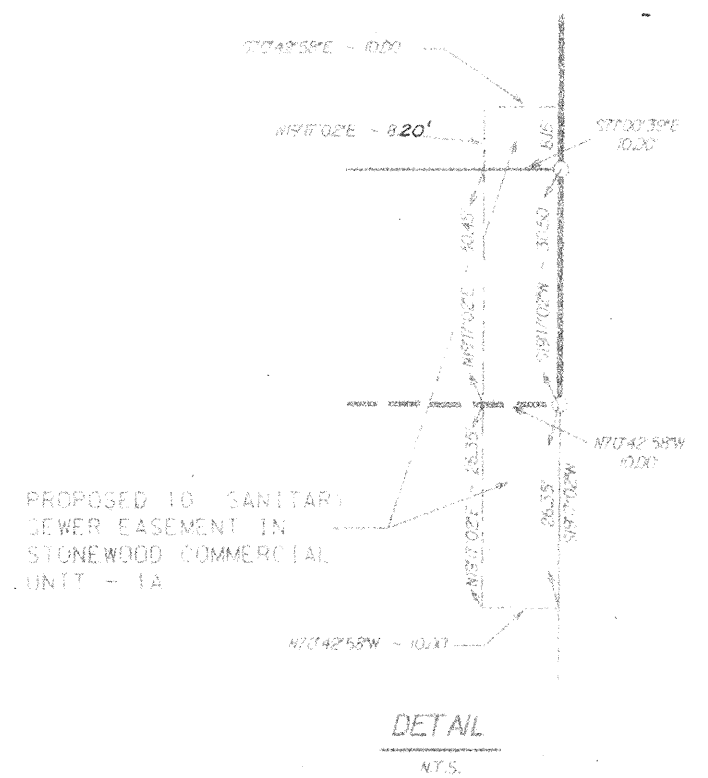
THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.

THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PLAT, BUT IT IS THE RESPONSIBILITY OF THE PLANNING COMMISSION TO REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY OF SAN ANTONIO PLAT ACT AND THE CITY OF SAN ANTONIO PLAT ACT.



SCALE: 1" = 100'



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF JAN A.D. 1996
Carla C. Sandford
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Stone Oak, S.A., Ltd.
by Richland Stone Oak, Inc., G.P.
Daniel B. Green
DULY AUTHORIZED AGENT
Daniel B. Green, V.P.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Daniel B. Green, V.P. of Richland** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24TH DAY OF JANUARY A.D. 1996
***Stone Oak, Inc., G.P. of Stone Oak, S.A., Ltd.**
Janice D. Cannoles
NOTARY PUBLIC
HILLSBOROUGH COUNTY, FLORIDA

A SUBDIVISION PLAT
ESTABLISHING
CACTUS BLUFF COMMERCIAL UNIT - 1A

A 17633 ACRE TRACT OF LAND OUT OF THE WILLIAM BRIDGES DUNE BLUFF TRACT, ABSTRACT NO. 54, COUNTY BLOC 402, BEXAR COUNTY TEXAS.
LOT 1 = 1.5346 ac.
VARIABLE WIDTH DRAINAGE ESM'T = 0.2452 ac.
STREET DEDICATION = 0.0041 ac.
TOTAL = 1.7839 Acres.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 708005
SAN ANTONIO, TEXAS 78270
1002 SANDERS BL.
SAN ANTONIO, TEXAS 78201

THIS PLAT OF **CACTUS BLUFF COMMERCIAL UNIT - 1A** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS DAY OF A.D. 19

BY CHAIRMAN
BY SECRETARY

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF JAN A.D. 1996
Carla C. Sandford
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION ON THE DAY OF A.D. 19 AND THAT AFTER EXAMINATION IT APPEARS THAT THE PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 19
COUNTY CLERK BEXAR COUNTY TEXAS
BY (REPO)



CITY OF SAN ANTONIO

October 6, 1994

Mr. Paul Barwick
Kossl Cude Group
10325 Bandera Road
San Antonio, Texas, 78250

RE: Revised Cactus Bluff of Stone Oak Subdivision POADP #388

Mr. Barwick:

The City Staff Development Review Committee has reviewed your revised Cactus Bluff of Stone Oak Subdivision Preliminary Overall Area Development Plan #388. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, the Traffic Planning Engineer has requested that you properly align all entrances off of both Evans Road and Stone Oak Parkway with the median cuts at the time of plat submittal. Your entrances on both Evans and Stone Oak Parkway appear to provide for turnarounds. The Traffic Planning Engineer needs additional detail for his review. Additionally, a non-access easement at the rear of all residential lots adjacent to either Evans Road or Stone Oak Parkway will be required at the time of plat submittal.

The Traffic Planning Engineer has also indicated that the two access easements you are showing south of Evans Road need to be street ROWs. Otherwise, variances would be required in conjunction with the plat submitted for these areas.

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

by RV

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

P O BOX 839966

SAN ANTONIO, TEXAS 78283-3966

January 7, 1994

Mr. Paul Barwick
Kossl Cude Group
10325 Bandera Road
San Antonio, Texas, 78250

RE: Cactus Bluff of Stone Oak Subdivision POADP #388

Mr. Barwick:

The City Staff Development Review Committee has reviewed your Cactus Bluff of Stone Oak Subdivision Preliminary Overall Area Development Plan #388. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, the Traffic Planning Engineer has requested that you properly align all entrances off of both Evans Road and Stone Oak Parkway with the median cuts at the time of plat submittal. Additionally, a non-access easement at the rear of all residential lots adjacent to either Evans Road or Stone Oak Parkway will be required at the time of plat submittal.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

pg. 2, 1-7-94

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley", with a long, sweeping horizontal stroke extending to the right.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer